

THIS INSTRUMENT WAS PREPARED BY
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



20231220000365040 1/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/20/2023 10:02:38 AM FILED/CERT

WARRANTY DEED – DEED OF CORRECTION

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the original sum of Nine Thousand Forty-four and no/100 Dollars (\$9,044.00) paid by Shelby County, Alabama, to the undersigned Grantor, heretofore, and in further consideration of the correcting of an error in that certain deed from Lucy B. Fridella and Donna F. Adney to Shelby County, Alabama, dated July 20, 2023, and recorded as Instrument No. 20230728000227550, I, **Lucy B. Fridella**, the unmarried widow of Joseph Fidella, deceased, do now grant, bargain, sell, and convey unto **Shelby County, Alabama**, a political subdivision of the State of Alabama (“Grantee”), the following described real estate situated in Shelby County, Alabama, to-wit:

A 75’ wide parcel described on Exhibit “A” attached hereto and made part and parcel hereof as fully as if set out herein, said Exhibit “A” is signed by Grantor for identification.

This deed is a deed of correction to correct an error in the description attached to that certain deed referred to above, dated July 20, 2023, and recorded as Instrument No. 20230728000227550.

Shelby County, Alabama, agrees to construct a 6’ high, 9-gauge, galvanized, chain-linked fence along the East line of the hereinafter described property, for a distance of approximately 771 feet. Shelby County, Alabama will procure bids from an independent contractor for the construction of said fence and will pay for the construction and installation thereof upon completion.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors’ Names and Mailing Address:	Grantee’s Name and Mailing Address:
Lucy B. Fridella 1477 Co. Rd. 46 Shelby, AL 35147	Shelby County, Alabama 200 West College Street Columbiana, AL 35051

Property Address: See Exhibit “A”

Purchase Price: original purchase price heretofore paid = \$9,044.00

(signature and acknowledgment on following page)



20231220000365040 2/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/20/2023 10:02:38 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18
day of Dec, 2023.

Lucy B. Fridella
Lucy B. Fridella

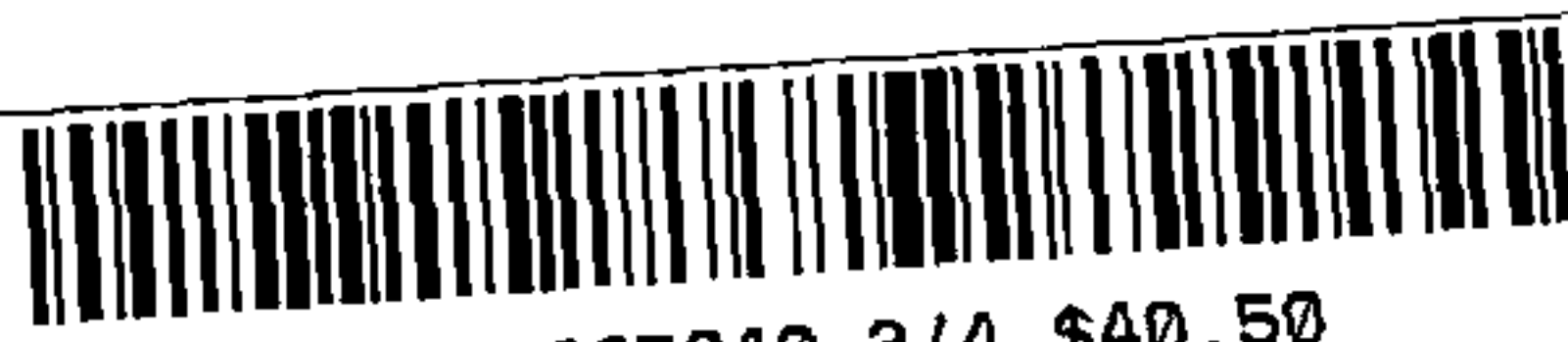
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lucy B. Fridella, the unmarried widow of Joseph Fridella, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2023.

Regina L. Lacy (SEAL)
Notary Public

My Commission Expires: 8/2/2026



20231220000365040 3/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/20/2023 10:02:38 AM FILED/CERT

Exhibit "A"

STATE OF ALABAMA
COUNTY OF SHELBY

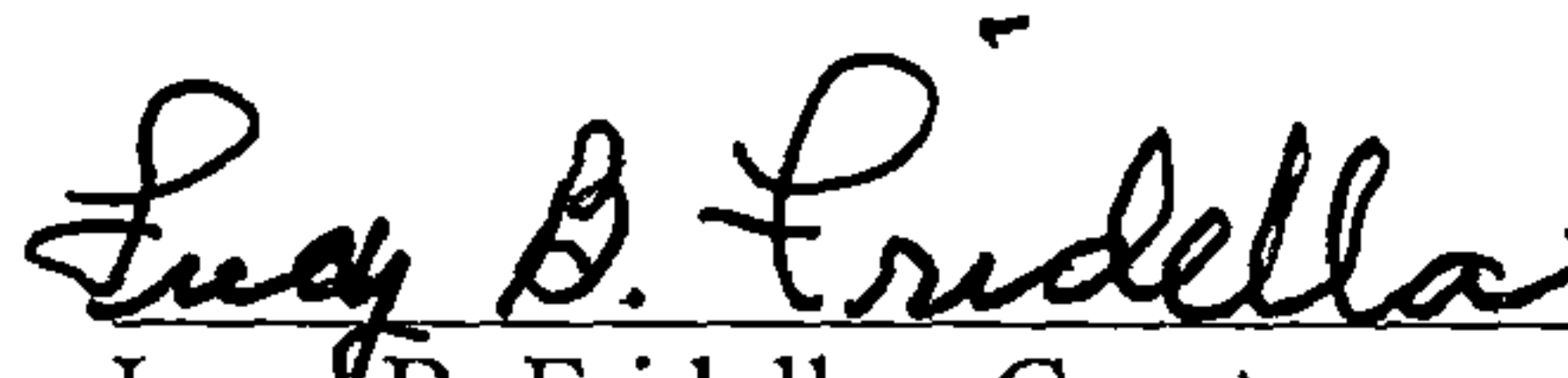
LEGAL DESCRIPTION FOR 75' WIDE STRIP

A parcel of land located in part of the NE 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the northwest corner of said NE1/4-NE1/4 and the northeast corner of Lot 2 of J & J Farms(Map Bk 45-PG 54), said point being a railroad rail, having a NAD83 Alabama State Plane East Zone Coordinate of (N=1123879.7398 - E=2258169.3828), and run S 00°09'00" E, along the west line of said NE1/4-NE1/4, a distance of 769.36', to a 1/2" rebar, a point on the northerly right-of-way of Shelby County Highway 46 and a point of curve; thence with a non-tangent curve turning to the left with an arc length of 75.01', along said northerly right-of-way of County Highway 46, with a radius of 3138.48', with a chord bearing of N 89°18'50" E, with a chord length of 75.00', to a point; thence N 00°09'00" W, leaving said right-of-way, a distance of 771.17', to a point on the north line of said NE1/4-NE1/4; thence S 87°56'07" W, along said north 1/4-1/4 line, a distance of 75.04', to the point of beginning.

SAID PARCEL OF LAND CONTAINS 1.33 ACRES MORE OR LESS.

SIGNED FOR IDENTIFICATION:


Lucy B. Fridella - Grantor

